

37 SHEPHERDS POOL ROAD  
SUTTON COLDFIELD  
B75 6NB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Summary

This exceptional home masterfully combines refined cotsworld architectural features with modern luxury. Whether you're hosting lavish gatherings or enjoying quiet family moments, every aspect of this property is designed for comfortable, stylish living.

### Accommodation

#### Ground Floor:

- Reception Hall
- Cinema Room
- Snug/Playroom
- Cloak closet
- Guest WC
- Drawing Room with stunning fireplace and Herringbone parquet flooring
- Dining area with Herringbone parquet flooring, skylight and sliding doors opening onto the rear garden patio for alfresco dining and entertainment
- Kitchen having central Island and sky light and integrated modern appliances, white granite work surfaces and ample cabinetry and Herringbone parquet flooring
- Utility Room having side access to rear garden
- Staircase to first floor

#### First Floor:

- Generous first floor landing
- Principal Bedroom with built-in closet and walk-in dressing room having built-in wardrobes and ensuite bathroom with separate shower, chrome wall-mounted towel warmer, twin basins and stand-alone bath.
- Bedroom number two with ensuite shower room and built-in wardrobes overlooking the front of the property
- Bedrooms number three and four with built-in wardrobes overlooking the rear garden
- Family bathroom with bathtub and shower over

#### Gardens and Grounds:

- Secure electronic gates
- Fully secure monitoring system.
- Resin Bonded cream gravel Driveway
- Designer contemporary style, grey slate paved, rear garden patio with dining area and seating area
- Steps up to garden lawn and Studio and Gymnasium
- Studio bi-fold doors
- Gymnasium with glass wall
- Garden fencing for security and privacy

EPC Rating: D

Approximate total floor area: 2775 Sq. Ft or 258 Sq. Meters  
5025 Sq. Ft of land.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

Situated proximate to Moor Hall Hotel which includes a spa, swimming pool, gymnasium, fine dining restaurant, al fresco dining and the prestigious golf club, and the nearby town centre of Sutton Coldfield providing an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Mere Green is approximately 1 mile away providing a good selection of everyday shops including M&S and Sainsbury's supermarkets. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, A38 and Birmingham International/NEC. Four Oaks and Sutton Coldfield railway stations are within about 1.5 miles.

## Description of Property

An Exquisite Family Residence Offering Contemporary Elegance and Impeccable Design. Set behind secure electronic gates, this stunning residence combines timeless elegance with modern comforts, providing exceptional living and entertaining spaces, amazing technology, both indoors and out. From the moment you arrive via the resin bonded cream gravel driveway, you are welcomed into a home of extraordinary design and attention to detail.

### Ground Floor: Grand Living and Entertaining Spaces

Upon entry, the Reception Hall sets the tone with its generous proportions and refined finishes, offering an immediate sense of warmth and sophistication. To the front of the property, a state-of-the-art Cinema Room provides an immersive entertainment experience with built-in soundproof walls, 4k Cinema, while a Snug/Playroom offers a more relaxed setting for informal gatherings or children's play and children's education feature wall. Discreetly tucked away is a cloak closet for coats and shoes, alongside a well-appointed Guest WC, ensuring comfort and convenience for visiting guests. The Drawing Room is a true showstopper, a Venetian plastered wall featuring a stunning one of the largest fireplaces made that serves as a focal point, enhanced by Herringbone parquet flooring that flows seamlessly into the Dining Area. The dining space is bathed in natural light from the overhead electric skylight and expansive sliding doors, which open directly onto the rear garden patio—ideal for alfresco dining and entertaining.

The Kitchen is a chef's dream, boasting a central island, white granite work surfaces, an array of integrated modern appliances, and ample cabinetry. The elegant Herringbone parquet flooring continues here, complemented by a skylight that floods the room with daylight, enhancing its contemporary ambiance. Adjacent to the kitchen is a practical Utility Room, providing additional storage and workspace, and offering side access to the rear garden for ease of use. A well-crafted staircase with iron spindles rises from the reception hall to the first floor, bringing you to the heart of the private living quarters.

### First Floor: Luxurious Accommodation

A generous landing at the first floor serves as a central hub, leading to four beautifully designed bedrooms and family amenities. The Principal Bedroom Suite is a sanctuary of calm and comfort. It includes a built-in closet and a spacious walk-in dressing room fitted with bespoke built-in wardrobes. The ensuite bathroom is luxuriously appointed with twin basins, a separate shower enclosure, chrome wall-mounted towel warmer, and a freestanding bathtub, creating a spa-like retreat. Bedroom Two enjoys views to the front of the property and features built-in wardrobes along with a stylish ensuite shower room—perfect for guests or older children. Bedrooms Three and

Four are both well-proportioned and overlook the rear garden, each offering built-in wardrobes and easy access to a beautifully designed family bathroom equipped with a bathtub and overhead shower.

## Gardens and Grounds

### A Private Oasis

The rear garden has been thoughtfully landscaped to create a modern and tranquil outdoor living experience. The designer grey slate paved patio features distinct dining and seating areas, ideal for summer entertaining or quiet evenings outdoors. Steps lead up to a well-maintained garden lawn, which is further enhanced by the inclusion of a Studio/Office/Gymnasium. The Studio features bi-fold doors, making it an inspiring space for work, creativity, or relaxation. The Gymnasium boasts a dramatic glass wall, providing a sleek, light-filled environment for fitness and wellbeing. The entire garden is enclosed with fencing to ensure privacy and security, making it perfect for families and those who value peaceful outdoor living.

## Distances

- Sutton Coldfield town centre :1.5 Miles
  - Tamworth:13 Miles
  - Lichfield :12 Miles
  - Birmingham: 10 Miles
  - Birmingham International/NEC: 9 Miles
  - M6 Toll (T3): 6 Miles
  - M42 (J9): 5 Miles
  - M6 (J6) :12 Miles
- (Distances approximate)

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## Directions from Aston Knowles

Head northeast on High Street toward the traffic lights. Turn left onto Station Street. At the roundabout, take the first exit onto Birmingham Road (A5127). Continue straight, then turn right onto Chester Road (A452). After a while on the A452, take the slip road to join the A5127 again toward Four Oaks. Continue straight and take the exit toward Slade Road / A454 / Mere Green. Turn left onto Slade Road. Turn right onto Weeford Road. After about 0.5 miles, turn left onto Heath Croft Road. Continue onto Marlpit Lane. Turn right onto Shepherds Pool Road — your destination will be on your left.

## Terms

- Tenure: Freehold
- Local authority: Birmingham
- Tax band: F
- Average area Broadband speed: 1000 Mbs available

## Services

We understand that mains drainage, water, & electricity are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

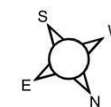
## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.





**Shepherds, Pool Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2332 Sq Ft/217 Sq M**  
**Studio/Gym = 408 Sq Ft/38 Sq M**  
**External Room = 35 Sq Ft/3 Sq M**  
**Total = 2775 Sq Ft/258 Sq M**



### Disclaimer

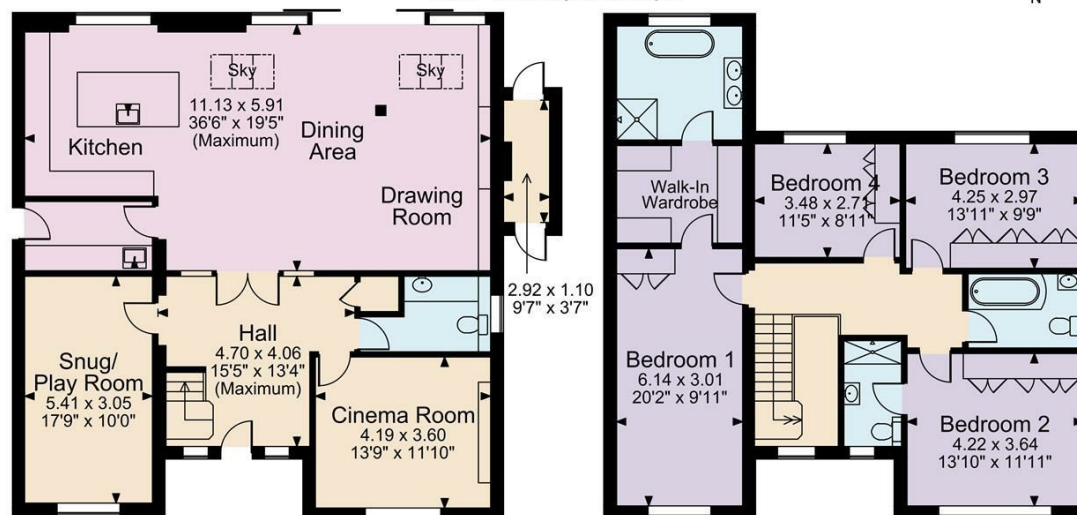
#### Important notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the price.

Photographs taken September 2025  
 Particulars prepared September 2025

### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

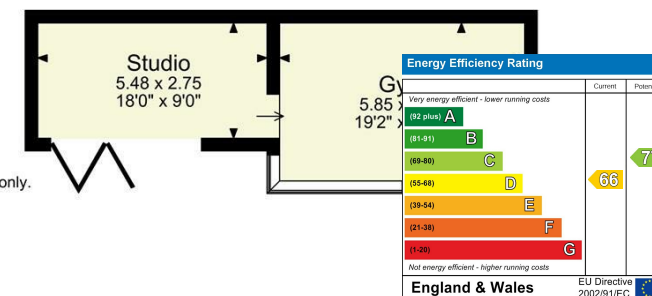


**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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